

SIMON PROPERTY GROUP INC /DE/  
Form 8-K  
February 05, 2010

# SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

## FORM 8-K

### CURRENT REPORT

Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): **February 5, 2010**

## SIMON PROPERTY GROUP, INC.

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other jurisdiction  
of incorporation)

**001-14469**  
(Commission  
File Number)

**046268599**  
(IRS Employer  
Identification No.)

**225 WEST WASHINGTON STREET  
INDIANAPOLIS, INDIANA**

(Address of principal executive offices)

**46204**  
(Zip Code)

Registrant's telephone number, including area code: **317.636.1600**

#### Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
-

Edgar Filing: SIMON PROPERTY GROUP INC /DE/ - Form 8-K

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act  
(17 CFR 240.13e-4(c))

---

Table of Contents

**Item 2.02. Results of Operations and Financial Condition**

On February 5, 2010, Simon Property Group, Inc. (the "Registrant") issued a press release containing information on earnings for the quarter ended December 31, 2009 and other matters. A copy of the press release is attached hereto as Exhibit 99.2 and the information in the press release is incorporated by reference into this report.

The press release and Supplemental Information package attached as Exhibit 99.1 use the non-GAAP financial measure of Funds from Operations ("FFO"). The Supplemental Information package also uses the non-GAAP measure of Net Operating Income ("NOI"). The Registrant considers FFO and NOI key measures of its operating performance that are not specifically defined by accounting principles generally accepted in the United States ("GAAP"). The Registrant believes that FFO and NOI are helpful to investors because they are widely recognized measures of the performance of real estate investment trusts ("REITs") and provide relevant bases for comparison among REITs. The Registrant also uses FFO and NOI internally to measure the operating performance of its portfolio. Reconciliations of net income to FFO on an estimated and historical basis are provided on pages 66 and 73 furnished herewith in Exhibit 99.2. Reconciliations of net income to NOI on a historical basis are provided on page 15 furnished herewith in Exhibit 99.1.

The Registrant is furnishing the information contained herein, including Exhibit 99.2, pursuant to Item 2.02 of Form 8-K promulgated by the Securities and Exchange Commission (the "SEC"). This information shall not be deemed to be "filed" with the SEC or incorporated by reference into any other filing with the SEC.

**Item 7.01. Regulation FD Disclosure**

On February 5, 2010, the Registrant made available additional ownership and operational information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of December 31, 2009 in the form of a Supplemental Information package, a copy of which is attached as Exhibit 99.1. The Supplemental Information package is also available upon request as specified therein.

The Registrant is furnishing the information contained herein, including Exhibit 99.1, pursuant to Item 7.01 of Form 8-K promulgated by the SEC. This information shall not be deemed to be "filed" with the SEC or incorporated by reference into any other filing with the SEC.

**Item 9.01. Financial Statements and Exhibits**

Financial Statements:

None

Exhibits:

| Exhibit No. | Description  | Page Number in This Filing |
|-------------|--|----------------------------|
| 99.1        | Supplemental Information as of December 31, 2009         | 5                          |
| 99.2        | Earnings Release for the quarter ended December 31, 2009 | 62                         |

2

Table of Contents

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Dated: February 5, 2010

SIMON PROPERTY GROUP, INC.

By: /s/ STEPHEN E. STERRETT

\_\_\_\_\_  
Stephen E. Sterrett,  
Executive Vice President and  
Chief Financial Officer

3

---

Table of Contents

**SIMON PROPERTY GROUP**  
**Table of Contents**  
**As of December 31, 2009**

| Description  | Page  |
|--|-------|
| Exhibit 99.1   |       |
| Supplemental Information   | 5     |
| <b>Company Overview</b>  |       |
| Overview (reporting calendar, stock information, and corporate ratings)  | 5-6   |
| Ownership Structure  | 7     |
| Changes in Company Common Share and Operating Partnership Unit Ownership | 8     |
| <b>Financial Data</b>  |       |
| Selected Financial and Equity Information                                | 9-10  |
| Unaudited Pro-Rata Statement of Operations                               | 12-13 |
| Unaudited Pro-Rata Balance Sheet   | 14    |
| Reconciliation of Net Income to NOI                                      | 15    |
| NOI Composition  | 16    |
| Analysis of Other Income and Other Expense                               | 17    |
| <b>Operational Data</b>  |       |
| U.S. Portfolio GLA   | 18    |
| U.S. Regional Mall Operational Information                               | 19    |
| U.S. Regional Mall Lease Expirations                                     | 20    |
| U.S. Regional Mall Top Tenants   | 21    |
| U.S. Regional Mall Anchor/Big Box Openings, 2009 - 2010                  | 22    |
| U.S. Regional Mall Property Listing                                      | 23-26 |
| U.S. Premium Outlet Centers® Operational Information                     | 27    |
| U.S. Premium Outlet Centers® Lease Expirations                           | 28    |
| U.S. Premium Outlet Centers® Top Tenants                                 | 29    |
| U.S. Premium Outlet Centers® Property Listing                            | 30    |
| U.S. Community/Lifestyle Centers Operational Information                 | 31    |
| U.S. Community/Lifestyle Centers Lease Expirations                       | 32    |
| U.S. Community/Lifestyle Centers Top Tenants                             | 33    |
| U.S. Community/Lifestyle Centers Property Listing                        | 34-35 |
| U.S. Mills Portfolio Operational Information                             | 36    |
| U.S. Mills Portfolio Property Listing                                    | 37    |
| International Operational Information                                    | 38    |
| International Property Listing   | 39-41 |
| <b>Development Activity</b>  |       |
| Capital Expenditures   | 42    |
| U.S. Development Activity Report   | 43    |
| International Development Activity Report                                | 44    |
| <b>Balance Sheet Information</b>   |       |
| The Company's Share of Total Debt Amortization and Maturities by Year    | 45    |
| Summary of Indebtedness  | 46    |
| Summary of Indebtedness by Maturity                                      | 47-55 |
| Unencumbered Assets  | 56-60 |
| Preferred Stock/Units Outstanding  | 61    |
| <b>Quarterly Earnings Announcement</b>                                   |       |
| Exhibit 99.2 Press Release   | 62-74 |